

STAFF REPORT

DATE: January 23, 2024

RE: 514 Frances Street (permit application # T2024-0017)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (5) young Spanish Lime and (1) Royal Poinciana tree. A site inspection was done and documented the following:

Tree Species: Spanish Lime (*Melicoccus bijugatus*)

Large Spanish Lime tree to remain



Photo showing location of young Spanish Lime trees, view 1.



Photo of tree canopies, view 1.

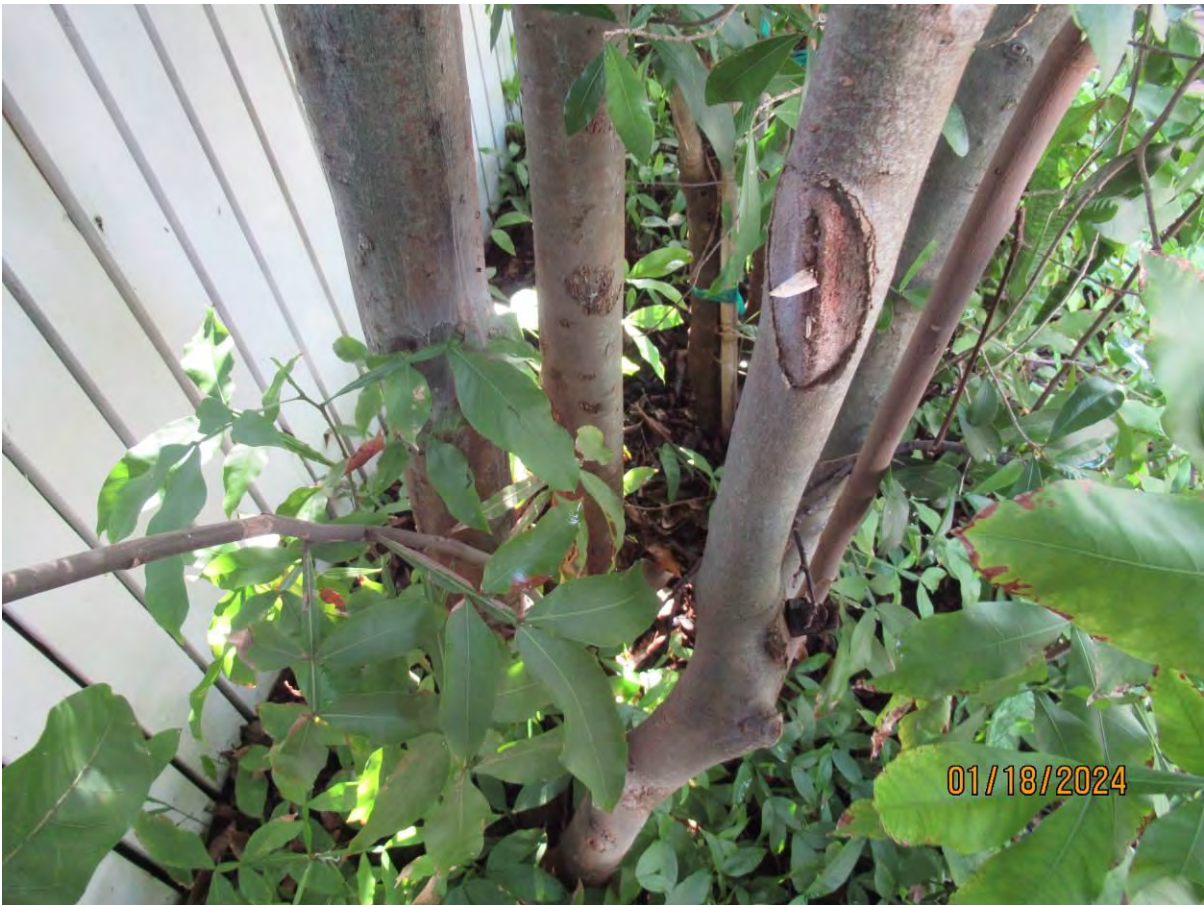


Photo showing base area of trees, view 1.



Photo of tree trunks, view 1.



Photo of tree trunks, view 2.



Photo of base of trees, view 2.



Photo of whole trees, taken from Nassau Lane.



Photo of tree trunks, view 3.



Photo of tree canopies, view 2.

Diameter: 5 Separate tree trunks growing in near proximity to each other:
6.3", 2.2", 3.5", 3.8", & 3.5" = 19.3"

Location: 60% (growing in back of property along Nassau Drive property line under larger Spanish Lime tree canopy, growing in subcanopy tree planted area, not very noticeable, not much room for future growth.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair-young trees.)

Total Average Value = 73%

Value x Diameter = 14 replacement caliper inches

Tree Species: Royal Poinciana (Delonix regia)



Photo of whole tree.



Two photos showing trunk and canopy branches, views 1 & 2.





Photo showing trunk and canopy branches, view 3.



Photo of tree trunk, view 1.



Phot of tree trunk, view 2. Trunk damage caused by contractor for Cocom Keys LLC in 2020 (TC Settlement Agreement).



01/18/2024

Close up of trunk damage area #1.



Close up of trunk damage area #2.

Diameter: 14.3"

Location: 70% (growing in backyard, deck built around tree, trunk damage due to contractor in 2020-settlement agreement.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, two large decay areas on main trunk due to contractor damage. Tree canopy cut away from pool.)

Total Average Value = 73%

Value x Diameter = 15 replacement caliper inches

Total if all trees approved for removal: 29 caliper inches of trees

NOTE: An open Settlement Agreement with the Tree Commission still exists regarding this tree.



TC2020-00037

**THE CITY OF KEY WEST
Tree Commission**

Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3723

**TREE COMMISSION OF THE CITY OF KEY WEST, FLORIDA
COMPLIANCE SETTLEMENT AGREEMENT**

This ("Agreement"), is made and entered into this 11th day of December 2020, by and between **Como Keys LLC**, having an address of **1109 Eaton Street, Key West, Florida 33040**, ("Respondent") and the **City of Key West**, a municipal corporation, having an address of **1300 White Street, P.O. Box 1409, Key West, Florida 33041-1409**, by and through the Tree Commission of the City of Key West, Florida ("Tree Commission").

WITNESSETH

Whereas, Chapter 110 of the Code of Ordinances for the City of Key West provides for hearings of violations, notice, procedure and compliance settlement with regard to the damage or destruction of certain protected trees; and

Whereas, in accordance with Chapter 110 of the Code of Ordinances for the City of Key West, the Tree Commission conducted a hearing and rendered a decision with respect to a certain violation of Chapter 110.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree as follows:

1. Acceptance of Responsibility for Damage or Destruction:

Respondent accepts full and complete responsibility for the damage or destruction of regulated trees on real property located at **514 Frances Street**, in the City of Key West, Florida, in violation of Chapter 110 of the Code of Ordinances for the City of Key West, as found in the findings made and decision issued by the Tree Commission at its hearing held on December 8, 2020.

2. Remedy:

Pursuant to Section 110-291 of the Code of Ordinance for the City of Key West, the Tree Commission has ordered, and Respondent agrees to, the following remedy:

- 12-11-20*
pd
- a. The respondent shall pay a fine of \$250 to the City of Key West Tree Fund within 30 days of the date of this signed document.
 - b. In response to the trunk damage to the Royal Poinciana Tree, the respondent shall hire a certified arborist to inspect and document the health and condition of the tree 12 months after the date of this signed agreement. The City of Key West, Urban Forestry Program manager shall be given a copy of the documentation/report.
 - c. If the arborist documentation determines the tree is in decline the respondent agrees to replace (purchase and plant) the tree with a reasonable, similar sized Royal Poinciana tree on the property.

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

The remedy as indicated above is based upon the value of the damaged or destroyed tree, as found by the Tree Commission.

3. Penalty for Non-Performance:

Failure of Respondent to comply with the remedy indicated in Paragraph 2 above shall result in the institution of any and all permitted administrative and legal actions.

4. Sale of Property:

In the event the subject property is sold prior to the completion of compliance with this Agreement, the new owner shall be subject to the terms and conditions of this Agreement. It shall be the duty of the selling property within ten days of the effective date of the sales contract to provide the buyer with a copy of this Agreement. The Urban Forestry Manager shall issue a letter to the property owner when compliance is achieved.

IN WITNESS WHEREOF, Respondent and the Tree Commission have caused this instrument to be executed as of the date first written.

TREE COMMISSION
City of Key West, Florida, a municipal corporation, by and through the Tree Commission of the City of Key West

Chairperson: David Jackson
[Signature]
Witness: [Signature]
Print Name: Karen DeHaria
Date: 12-11-20

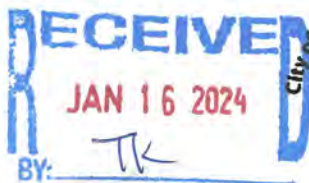
Respondent: **Arlen Fernandez-Como Keys LLC**

[Signature]
Witness: [Signature]
Print Name: Darina Arrieta
Date: 2/2/2021

Property Owner or Representative: [Signature]

[Signature]
Witness: [Signature]
Print Name: CURT DELGADO
Date: 12/23/20

Application



T2024-0017

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1-16-2024

Tree Address 514 Frances St.
Cross/Corner Street Fleming St.
List Tree Name(s) and Quantity 4 Spanish Live trees + 1 Pollock tree
Reason(s) for Application: 5th

- Remove () Tree Health () Safety Other/Explain below
- () Transplant () New Location () Same Property () Other/Explain below
- () Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Owner wants to remove the volunteer Spanish Live trees which are growing under the primary Spanish Live trees. The Pollock tree has decay and is poorly placed.

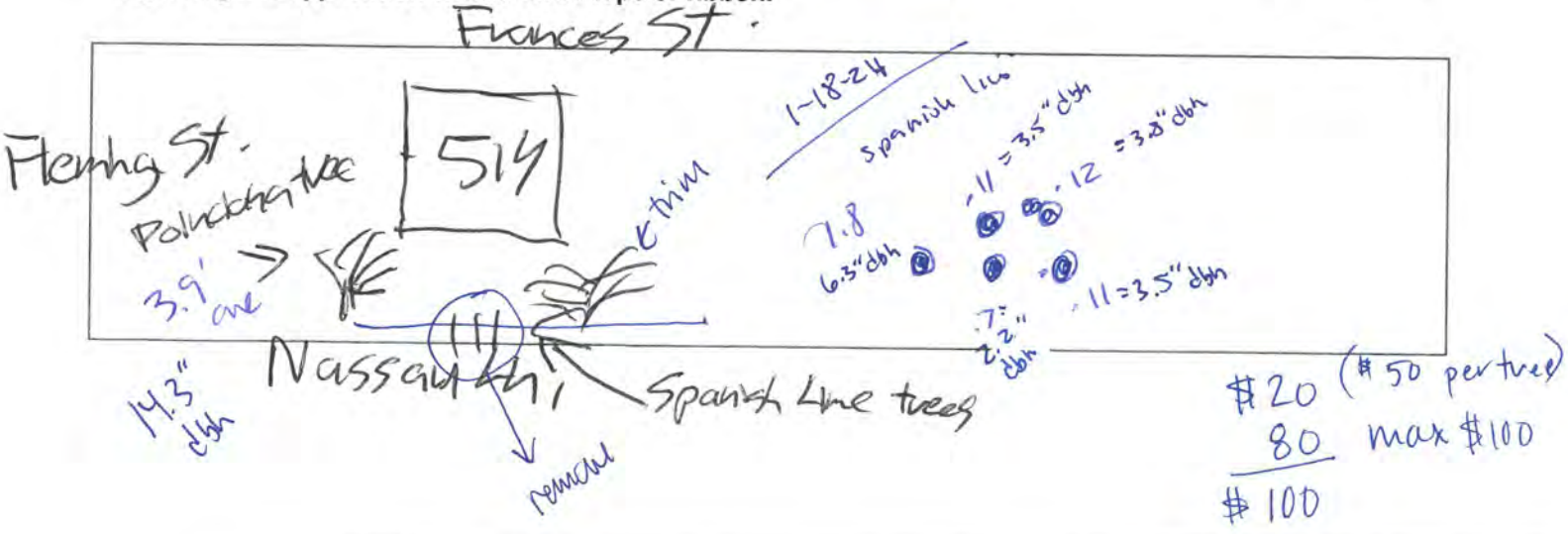
Property Owner Name Nanna Dopp LLC
Property Owner email Address Shifts - 612@hotmail.com
Property Owner Mailing Address P.O. Box 12152
Property Owner Phone Number 617-304-7623
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 Land St.
Representative Phone Number 305-296-8101

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.





Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date JAN 2, 2024
 Tree Address 514 FRANCES ST. KEY WEST, FL 33040
 Property Owner Name NORMA DOPP LLC
 Property Owner Mailing Address P.O. Box 12152
 Property Owner Mailing City, State, Zip BROOKSVILLE FL 34603
 Property Owner Phone Number 617 304 7623
 Property Owner email Address SHAFY-61@HOTMAIL.COM
 Property Owner Signature [Signature]

Representative Name Kenneth King
 Representative Mailing Address 1602 Leeward St
 Representative Mailing City, State, Zip Key West FL 33040
 Representative Phone Number 305-296-8101
 Representative email Address _____

I, BRONSON ARROYO hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

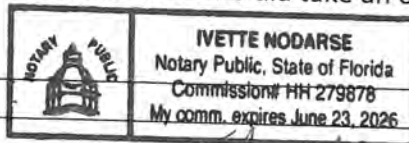
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 2 day January 2024.

By (Print name of Affiant) BRONSON A. ARROYO who is personally known to me or has produced FLDL as identification and who did take an oath.

Notary Public

Sign name: [Signature]
Print name: Ivette Modarse



My Commission expires: June 23, 2026 Notary Public-State of Florida (Seal)

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00007300-000000
 Account# 1007561
 Property ID 1007561
 Millage Group 10KW
 Location Address 514 FRANCES St, KEY WEST
 Legal Description KW PT LOT 2 SQR 45 H2-235 OR716-800/02 OR820-1435 OR1398-1759 OR2911-2442/43
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

NORMA DOPP LLC
 PO Box 12152
 Brooksville FL 34603

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,146,848	\$1,146,848	\$151,894	\$154,425
+ Market Misc Value	\$48,109	\$49,193	\$2,129	\$2,129
+ Market Land Value	\$1,506,125	\$1,141,167	\$844,033	\$837,573
= Just Market Value	\$2,701,082	\$2,337,208	\$998,056	\$994,127
= Total Assessed Value	\$2,328,636	\$2,116,942	\$998,056	\$994,127
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,701,082	\$2,337,208	\$998,056	\$994,127

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,141,167	\$1,146,848	\$49,193	\$2,337,208	\$2,116,942	\$0	\$2,337,208	\$0
2021	\$844,033	\$151,894	\$2,129	\$998,056	\$998,056	\$0	\$998,056	\$0
2020	\$837,573	\$154,425	\$2,129	\$994,127	\$994,127	\$0	\$994,127	\$0
2019	\$869,995	\$192,951	\$8,205	\$1,071,151	\$1,071,151	\$0	\$1,071,151	\$0
2018	\$777,285	\$192,951	\$8,217	\$978,453	\$978,453	\$0	\$978,453	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6.24100	Square Foot	50.3	124

Buildings

Building ID	491	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2020
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3211	Roof Type	GABLE/HIP
Finished Sq Ft	2451	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	258	Bedrooms	5

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	2	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	300	0	70
OPX	EXC OPEN PORCH	460	0	158
FLA	FLOOR LIV AREA	2,451	2,451	347
TOTAL		3,211	2,451	575

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1964	1965	0 x 0	1	320 SF	5
RES POOL	2021	2022	24 x 11	1	264 SF	2
CUSTOM PATIO	2021	2022	5 x 15	1	75 SF	4
FENCES	2021	2022	6 x 50	1	300 SF	5
BRICK PATIO	2021	2022	0 x 0	1	482 SF	2
WOOD DECK	2021	2022	0 x 0	1	718 SF	4
DET CABANA	2021	2022	8 x 10	1	80 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/7/2016	\$100	Warranty Deed	2173739	2911	2442

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
20-1019	5/10/2021	4/23/2021	\$0	Residential
21-0843	5/10/2021	6/15/2021	\$4,200	Residential
20-0371	5/7/2020	4/21/2021	\$17,700	Residential
20-0413	5/7/2020	8/10/2020	\$41,500	Residential
20-0654	5/7/2020	2/4/2021	\$55,550	Residential
19-1969	11/20/2019	6/15/2021	\$122,000	Residential
19-3178	10/28/2019	6/21/2021	\$18,060	Residential
04-3761	12/9/2004	10/19/2005	\$1,500	
04-1463	5/4/2004	9/27/2004	\$1,600	
03-1743	5/15/2003	8/8/2003	\$1,000	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

2023 TRIM Notice (PDF)

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Contact Us

